



Limes Close, Littleport, CB6 1QQ

**CHEFFINS**



## Limes Close

Littleport,  
CB6 1QQ

- Extended Detached House
- 4 Bedrooms (1 Ensuite)
- Spacious Kitchen/Dining Room
- Lounge & Family Room
- Enclosed Rear Garden & Driveway
- Close to Village Centre
- Freehold / Council Tax Band C / EPC Rating TBC

An extended detached house situated close to the village centre and comprising entrance hall, lounge, spacious kitchen/dining room, family room, WC, 4 bedrooms (master with ensuite) and family bathroom, together with driveway and enclosed rear garden.

4 2 1

**Guide Price £300,000**





## LOCATION

Littleport has a good range of shopping, schooling, health and day to day amenities and facilities with a further more comprehensive range of facilities available at Ely (approximately 6 miles to the South) including the recently opened Ely Leisure Village incorporating sports centre, swimming pool, multi-screen cinema and restaurants. Littleport offers a mainline rail station to London via Cambridge (20 miles) which is supported by a major road network providing access to surrounding provincial centres

## ENTRANCE HALL

With door to front aspect, stairs to first floor, radiator.

## KITCHEN / DINING ROOM

With double glazed windows to front and side aspects, wall and base level storage units, work surfaces and drawers, ceramic sink unit and drainer, breakfast bar, plumbing for dishwasher, cooker space, wall mounted gas fired boiler, radiator.

## FAMILY ROOM

With doors to outside and double glazed window, 2 radiators.

## WC

With low level WC, wash basin, double glazed window.

## LOUNGE

With double glazed window to front aspect and French doors to rear garden, open tiled fireplace, television point, 2 radiators.

## FIRST FLOOR LANDING

With shelved cupboard and further airing cupboard housing hot water cylinder, access to loft, double glazed window, radiator.

## BEDROOM 1

With double glazed window to rear aspect, radiator.

## ENSUITE

With shower with curtain, double glazed window, low level WC, wash basin.

## BEDROOM 2

With double glazed window, built-in wardrobe, radiator.

## BEDROOM 3

With double glazed window to front aspect, radiator.

## BEDROOM 4

With double glazed window to rear aspect, built-in cupboard, radiator.

## BATHROOM

With panelled bath with shower above, vanity unit with wash basin, radiator.

## OUTSIDE

To the front and side of the property there is a driveway providing off street parking and gated pedestrian access leads into the rear where there is an enclosed garden which is mainly laid to lawn with planted borders and an extended patio.

## AGENTS NOTE

The property has the benefit of solar panels contributing towards the hot water.

## VIEWING ARRANGEMENTS

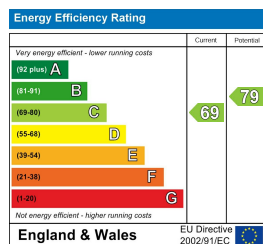
Strictly by appointment with the Agents.







Total area: approx. 123.3 sq. metres (1327.0 sq. feet)



Guide Price £300,000

Tenure - Freehold

Council Tax Band - C

Local Authority - East Cambs District Council

**Agents Note:** Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

25 Market Place, Ely, CB7 4NP | 01353 654900 | [cheffins.co.uk](http://cheffins.co.uk)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

